

additional residential land needed by 1980. This same method is followed for the 522-person increase between 1980 and 1990. A larger than 1:1 ratio was used for the projection factor here due to the trend locally toward larger lot, lower residential density already discussed.

The same type of computation for future commercial acreage is followed in Table 12 as for residential acreage, except a 1:1 factor is used in the acreage projection. This factor was used due to the number of vacant commercial buildings noted during the land use survey, the dilapidated buildings in the central business district that indicate some lack in demand for commercial space, etc. It is felt that the 12 acres in total additional commercial land in the planning area by 1990 would surely be adequate for the population projected, particularly if the present dilapidated and vacant structures are put into commercial use as the need for additional space arises.

The projection factor of 4.0 for public, semi-public was used due to the inadequacy of the present recreational space as noted earlier in this report. The National Recreation Association and other national organization standards generally recommend at least 10 recreational acres per 1,000 population, and the amount of land calculated would provide for this level by the years indicated.

The industrial land factor allows for continued industrial expansion. Since the planning area now has a sizable amount of industrial land, it is not as likely to need a vast amount for new industry. The total additional acreage of 89 acres would provide an increase of more than 80% over the present 109 acres.